

Planning Statement

1. Background

The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 2309 S.A (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories (the application site) for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years’ (the proposed development).

The Site currently vacant and partly covered in wild grass and partly covered in concrete.

2. Planning Context

The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, the applied use is a column two use within the “AGR” zone, which requires planning permission from the Board with or without conditions on application. The proposed development with low-rise structures is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 5 years would better utilize agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone.

3. Development Proposal

The site occupies an area of 245 m² (about) (Appendix 2). The structure is provided at the Site for farm reception and ancillary storage of farming tools and documents with total GFA of 38.4 m² (about). Ancillary facilities (i.e. farm reception and ancillary storage) are intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays from 08:00 to 18:00 daily, including public holidays. The number of staff working at the Site is 1. It is anticipated that the Site would be able to attract about 4-6 visitors, from Monday to Friday. On Saturdays and Sundays, it will accommodate around 8-10 visitors per day. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	245 m ² (About)
Covered Area	19.2 m ² (About)
Uncovered Area	225.8 m ² (About)
Plot Ratio	0.16 (About)
Site Coverage	7.8% (About)
Number of Structure	1
Total GFA	38.4 m ² (About)

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 2309 S.A (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories

Building Height	Not Exceeding 7m
No. of Storey	2

The Application Site is partly covered with grass and partly covered with concrete of not more than 0.2 m in depth. The current application serves to regularise the existing hard-paving of concrete, where the existing levels is +25.8 mPD, which is about 67.3 m² (About 27% of the Application site area) and about 8.7 m² (About 4% of the Application site area) will be added on this planning application (Appendix 4). The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period.

The Application Site is accessible from Tai Shue Ha Road East and a local track. 1 parking space for private cars (PC) is provided at the Application Site for staff/customer parking and transportation of goods use. Advance booking is required to access the Application Site for visitors: this is intended to regulate the number of visitors and vehicles at the Application Site to avoid affecting the public and surrounding environment. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 2 below:

Table 2 – Parking Provision

Type of Space(s)	No. of Space(s)
Parking space for Private Car (PC) - 2.5m (W) x 5 m (L)	1

Only Private Cars are allowed to enter/exit the Application Site at any time during the planning approval period. No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/exit the Application Site. The trip generation and attraction rates are as shown at Table 3 below.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	PC		2-Way Total
	In	Out	
Trips at 7:00-11:59	1	1	2
Trips at 12:00-23:59	1	1	2
Trips at 00:00-06:59	0	0	0